



FOR SALE OR LEASE

17,326 SF INDUSTRIAL BUILDING

675 WEST SHORE ROAD | WARWICK, RI 02889



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 675 West Shore Road, Warwick RI for sale or lease. This 17,326 SF industrial building on 1 acre features 14' clear height, one dock, and one drive-in door. It is ideal for distribution, storage, or light manufacturing in a prime Warwick location.

PROPERTY HIGHLIGHTS

- 17,326 SF industrial building
- Proximity to T.F. Green International Airport (< 3 miles)
- Under 5 miles to Interstate 95
- Ideal for warehouse/distribution use
- Flexible layout for various business needs

OFFERING SUMMARY

Sale Price:	\$1,595,000
Lease Rate:	\$10.50 NNN
Lot size	1 Acre
Building Size:	17,326 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	449	1,231	3,822
Total Population	1,061	2,909	9,148
Average HH Income	\$80,024	\$87,909	\$97,411

ZACH PASQUIN

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SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | SENTRYCOMMERCIAL.COM

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\$1,595,000 / \$10.50 NNN

BUILDING SPECIFICATIONS

Building Size	17,326 SF
Office Space	1,360 SF
Warehouse	15,966 SF
Ceiling Height	14'
Docks	1 @ 8' x 8'
Drives	1 @ 10' x 8'
Year Built	1950

MECHANICAL/UTILITIES

Power	200A, 208/120V, 3 Phase
Heat	Gas
Air Conditioning	Office
Lighting	Fluorescent
Sprinklers	Wet
Water/Sewer Company	City
Electric Company	Rhode Island Energy

LAND

Lot Size	1 acre
Parking	1.16/1000 SF
Zoning	V (Ind Model 96)

TAXES

Tax PSF	\$0.78
Assessed Value	\$565,800
Year Assessed	2025
Mill Rate	23.99



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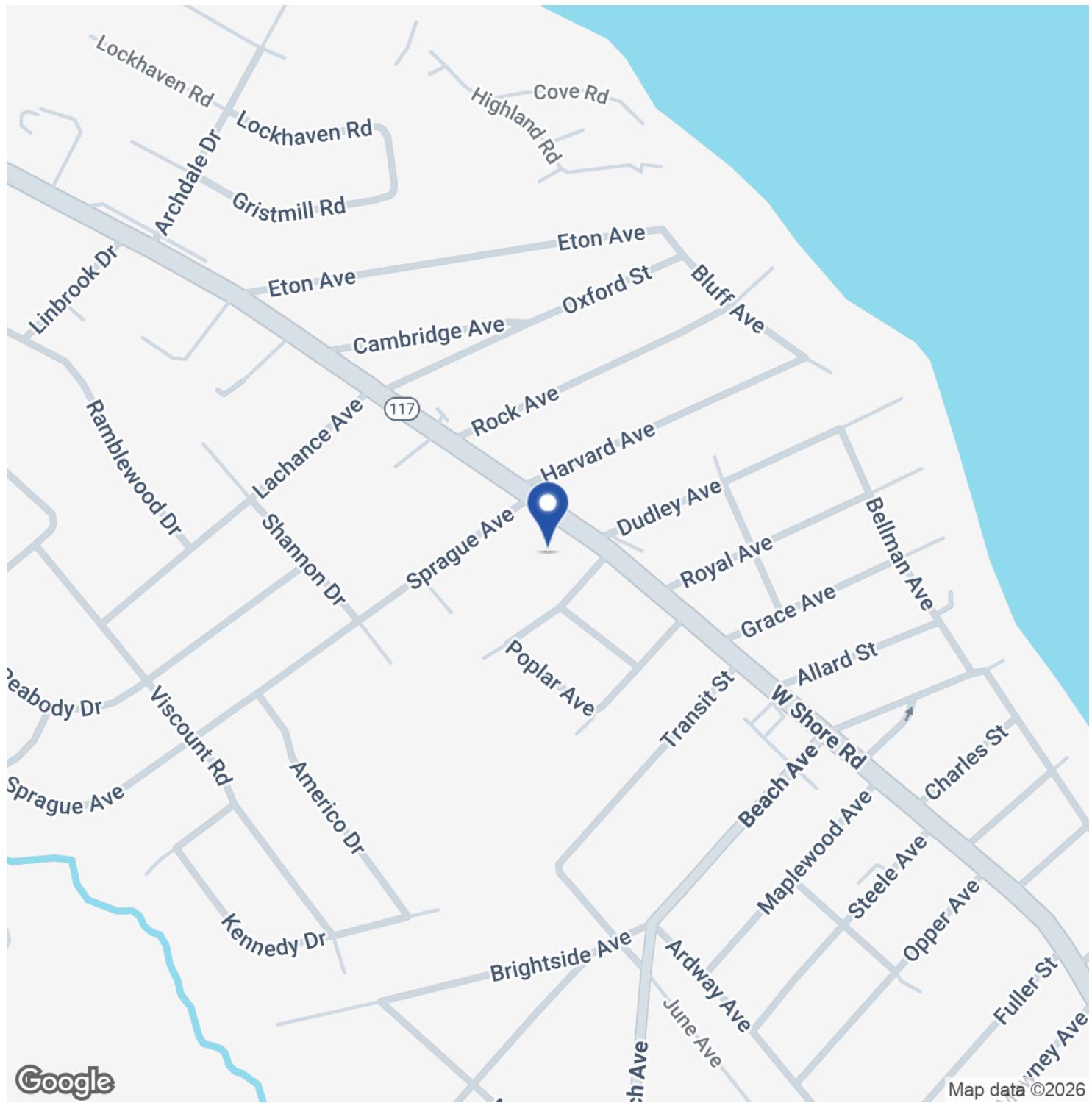




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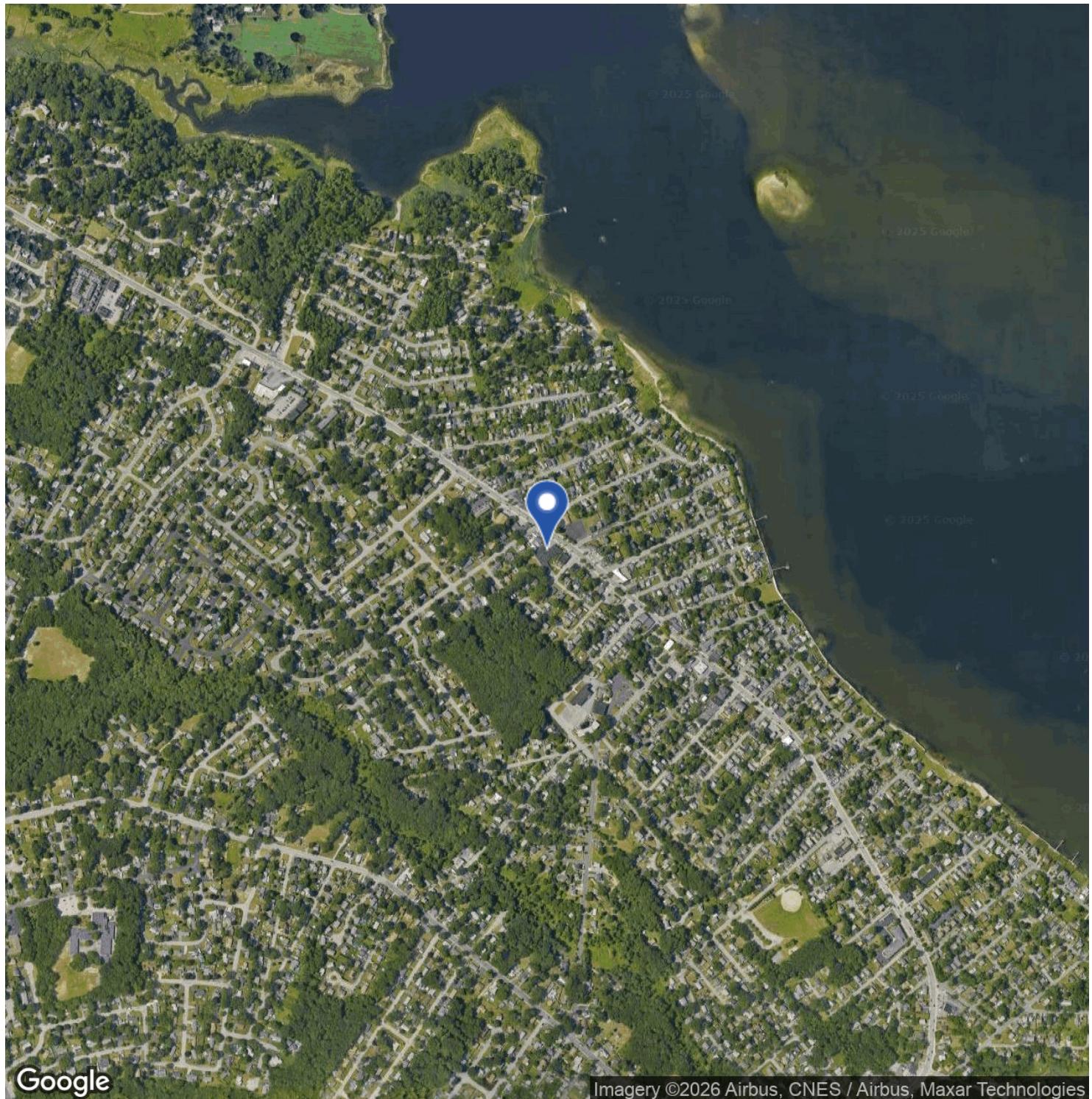
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Google

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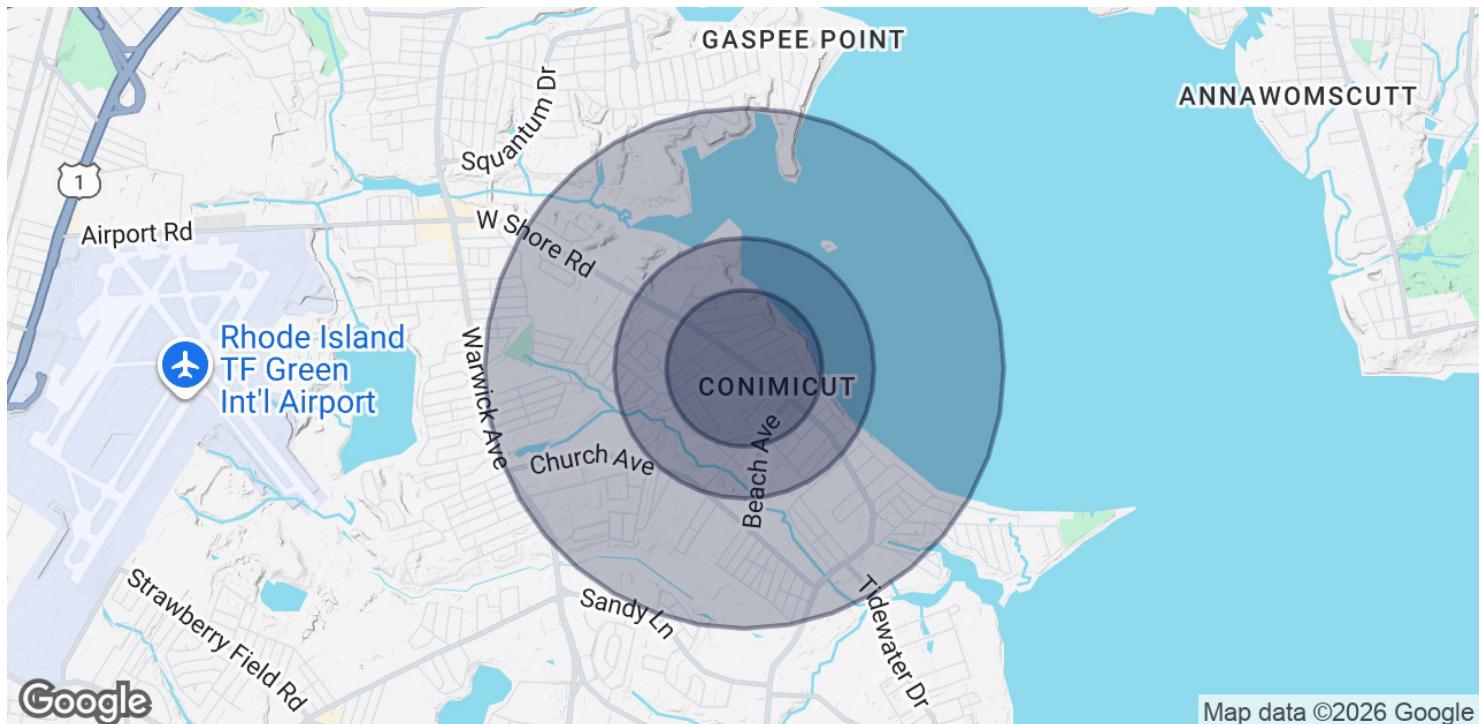
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,061	2,909	9,148
Average Age	42	43	44
Average Age (Male)	41	41	42
Average Age (Female)	43	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	449	1,231	3,822
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$80,024	\$87,909	\$97,411
Average House Value	\$346,742	\$356,225	\$348,597

Demographics data derived from AlphaMap

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